040.0	0004	0011.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	847,100 /	847,100
					USE VALUE:	847,100 /	847,100
					ASSESSED:	847,100 /	847,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20	-22	RIVER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARELLA VINCENZO & CATHERINE&	
Owner 2:	CARELLA-CHIAPPINI MARIA/ TRS	
Owner 3:	CARELLA IRREVOCALBE TRUST	
Street 1:	16 HOLTON ST	
Street 2:		
Twn/City:	WINCHESTER	
St/Prov:	MA Cntry	Own Occ: N
Postal:	01890	Type:

PREVIOUS OWNER

Owner 1:	CARELLA VINCENZO & CATHERINE -
Owner 2:	CARELLA JOSEPH & MICHELINA -
Street 1:	72 BEACON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2100 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4800.000	415,900	2,600	428,600	847,100
Total Card	0.110	415,900	2,600	428,600	847,100
Total Parcel	0.110	415,900	2,600	428,600	847,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.38 | /Parcel: 403.38

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 26956

GIS Ref

GIS Ref

Insp Date 11/07/18

!3316!

PREVIOUS ASSESSMENT

Parcel ID 040.0-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	415,900	2600	4,800.	428,600	847,100		Year end	12/23/2021
2021	104	FV	397,100	2600	4,800.	428,600	828,300		Year End Roll	12/10/2020
2020	104	FV	397,100	2600	4,800.	428,600	828,300	828,300	Year End Roll	12/18/2019
2019	104	FV	309,000	2600	4,800.	455,400	767,000	767,000	Year End Roll	1/3/2019
2018	104	FV	309,000	2600	4,800.	332,200	643,800	643,800	Year End Roll	12/20/2017
2017	104	FV	289,800	2600	4,800.	289,300	581,700	581,700	Year End Roll	1/3/2017
2016	104	FV	289,800	2600	4,800.	246,500	538,900	538,900	Year End	1/4/2016
2015	104	FV	258,100	2600	4,800.	241,100	501,800	501,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:54:13

LAST REV

Date	Time
09/09/19	09:57:04
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3316

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARELLA VINCENT	68650-300		12/23/2016	Convenience	1	No	No		
	14872-148		1/1/1983		80,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
3/24/2009	Meas/Inspect	372	PATRIOT
3/21/2000	Inspected	270	PATRIOT
3/1/2000	Measured	263	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	26956
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4800		Sq. Ft.	Site		0	80.	1.12	1			Med. Tr	-5					428,640						428,600	

Total AC/HA: 0.11019 | Total SF/SM: 4800 | Parcel LUC: 104 | Two Family | Prime NB Desc ARLINGTON | Total: 428,640 | Spl Credit | Total: 428,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	MUSTARD		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.14999998
Const Adj.:	0.98980200
Adj $ / SQ:	204.889
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	602806
Depreciation:	186870
Depreciated Total:	415936

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

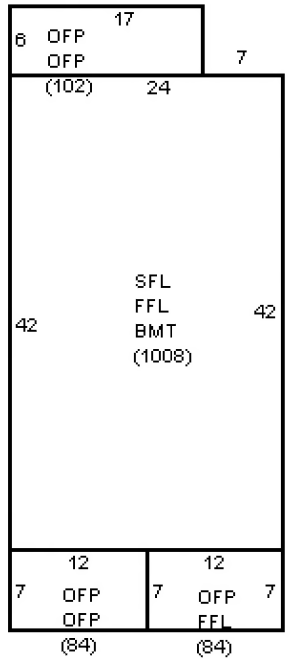
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	204.89
Special Features:	0	Val/Su Net:	116.69
Final Total:	415900	Val/Su SzAd	198.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,092	204.890	223,739
BMT	Basement	1,008	61.470	61,958
SFL	Second Floor	1,008	204.890	206,528
OFP	Open Porch	456	19.910	9,080

Net Sketched Area: 3,564 | Total: 501,305

Size Ad 2100 | Gross Area 3564 | FinArea 2100

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

040.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	PR	1923	22.72	T	64	104			2,600			2,600

More: N | Total Yard Items: 2,600 | Total Special Featues: | Total: 2,600

IMAGE

AssessPro Patriot Properties, Inc